

PLAT AMENDMENT & BOUNDARY LINE AGREEMENT

ARGYLE CANYON
ESTATES PLAT G
LOTS 293 & 294
SECTION 19
TOWNSHIP 11, SOUTH
RANGE 11, EAST
SALT LAKE SPECIAL BASE
& MERIDIAN

SURVEYOR'S CERTIFICATE

I, Rodney N. Rowley, do hereby certify to, Roger & Melissa Peck that I am a Professional Land Surveyor, and that I hold License No. 5561198, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17 of the U.C.A., I have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of creating a Record of Survey and Minor Subdivision Plat

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 22 JUN 2018, AS FOUND BY ENTRY NO. 516766
PARCEL No. 1 & 2: TOWNSHIP 11 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN.

SECTION 19: THE WEST 1/5 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19,
(LOT 293, ARGYLE CANYON ESTATES PLAT G.)
THE EAST 1/2 OF THE WEST 2/5 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19,
(LOT 294, ARGYLE CANYON ESTATES PLAT G.)

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

ROGER PECK

ROGER R. PECK

MELISSA PECK

ACKNOWLEDGMENT

State of Utah
s.s.
County of Duchesne

On this _____ day of _____, 20____, personally appeared before me, ROGER PECK, aka ROGER R. PECK and MELISSA PECK the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____
Notary Public

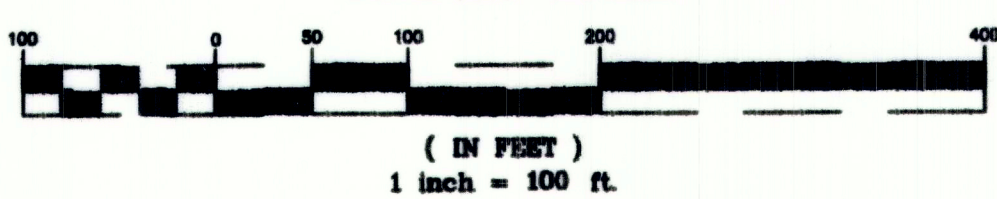
Rodney N. Rowley, Registered Land Surveyor,
Certificate No. 5561198, (Utah)



SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcel of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

GRAPHIC SCALE



NARRATIVE

PURPOSE OF SURVEY:

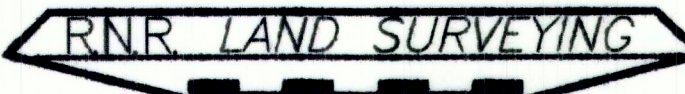
Perform a boundary line survey, and then prepare a Boundary line adjustment Survey and Subdivision plat amendment.

Changing the rotation of lot line between lots 293 and 294, so they could access the parcel under the ridge line.

BASIS OF BEARING: North 0°00'42" West from the Southwest Corner of Section 19 to the west Quarter Corner of Section 19.

SURVEY FINDINGS: As shown on the plat.

NOTE: This survey was performed at the request of Roger Peck. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



P.O. Box 250
Duchesne, Utah 84021
435-823-5556 435-738-2607

DRAWN BY: RR

SCALE: 1" = 100'

DATE: 20 JUL 2018

JOB NUMBER: 2018-406

County Surveyor's File # 3852

FOUND BLM 1911
MONUMENT AT THE
POSITION OF THE
WEST QUARTER
CORNER SECTION 19

FOUND BLM 1911
MONUMENT AT THE
POSITION OF THE
NORTH QUARTER
CORNER 24

FOUND BLM 1911
MONUMENT AT THE
POSITION OF THE
SOUTHWEST SECTION
CORNER OF SECTION 19

FOUND BLM 1911
MONUMENT AT THE
POSITION OF THE
WEST QUARTER
CORNER SECTION 30



P.O.B. LOT 293-A

P.O.B. LOT 294-A

30' ROAD RIGHT OF WAY AS PER PLAT G

LOT 278

20' WIDE ACCESS AND
UTILITY EASEMENT

N89°58'05"E
373.86'

739.70'

N89°33'20"E
365.64'

LOT 293-A
10.05 Acres

N83°51'52"E
739.94'

LOT 294-A
12.20 Acres

60' DIA.
TURN
AROUND

S89°56'57"E
2636.39'

S89°39'14"W
361.61'

730.57'

N89°57'03"W
368.96'

30' ROAD RIGHT OF WAY AS PER PLAT G

LEGAL DESCRIPTIONS

LOT 294-A

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 11 EAST S.L.M.
THENCE N. 0°00'42" W. 686.71 FEET; THENCE N. 83°51'52" E. 739.94 FEET;
THENCE S. 0°22'31" W. 763.94 FEET; THENCE N. 89°57'03" W. 368.96 FEET;
THENCE S. 89°39'14" W. 361.61 FEET TO THE POINT OF BEGINNING.
ABOVE DESCRIBED PARCEL CONTAINS 12.20 ACRES.
TOGETHER WITH AND SUBJECT TO ROAD RIGHT OF WAYS SHOWN ON THE PLAT OF
THE ARGYLE CANYON ESTATES SUBDIVISION, PLAT G.

LOT 293-A

BEGINNING 686.71 FEET N. 0°00'42" W. OF THE SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 11 EAST S.L.M.
THENCE N. 0°00'42" W. 633.44 FEET; THENCE N. 89°58'05" E. 373.86 FEET;
THENCE N. 89°33'20" E. 365.64 FEET; THENCE S. 0°22'31" W. 557.41 FEET;
THENCE S. 83°51'52" W. 739.94 FEET TO THE POINT OF BEGINNING.
ABOVE DESCRIBED PARCEL CONTAINS 10.05 ACRES.
TOGETHER WITH A 20' FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS THE
WESTERLY 20' FEET OF LOT 278 OF ARGYLE CANYON ESTATES SUBDIVISION, PLAT G.